

Joyce W. Lindauer
State Bar No. 21555700
Joyce W. Lindauer Attorney, PLLC
1412 Main Street, Suite 500
Dallas, Texas 75202
Telephone: (972) 503-4033
Facsimile: (972) 503-4034
ATTORNEYS FOR DEBTOR

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

IN RE:

NB HOTELS DALLAS, LLC,

Debtor.

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**CASE NO. 22-30681-hdh
Chapter 11**

SUPPLEMENT TO DEBTOR'S DISCLOSURE STATEMENT

The Debtor hereby supplements its Disclosure Statement filed July 27, 2022 (Doc. No. 92, the Disclosure Statement) with the following additional information:

1. The Debtor's secured lender, RSS MSC2019-L2 - TX NHD, LLC ("Lender") asserts that the correct amount of its claim is \$61,323,430.49. A copy of Lender's proof of claim (without exhibits) is attached hereto as **Exhibit 1**. The Debtor does not agree with this calculation of the Lender's Claim. The ultimate amount of the Claim will be negotiated by the parties or litigated before the Court.

2. The Debtor's valuation of its Assets in its schedules and this Disclosure Statement is based on the Debtor's opinion of value as supported by its records, experience, operating history, and financial projections.

3. Attached hereto as **Exhibit 2** are copies of the Debtor's Monthly Operating Reports as filed in this case.

4. The income and expense projections attached as Exhibit B to the Disclosure Statement are founded on the Debtor's reasonable and conservative assumptions concerning future

increases in revenue and costs. Monthly operating income is projected to rise from \$861,334.42 to \$1,039,964.12 during the five years of projections, an assumed rate of increase of approximately 3% per year. Monthly operating expenses are projected to rise from \$598,434.18 to \$670,143.38 over the same period, an assumed increase of approximately 2% per year.

5. Under the Plan the Debtor proposes to pay off all remaining balances due to the Lender in a lump sum payment to be made seven years from the Effective Date of the plan. The amount of this payment hinges on the Allowed amount of the Secured Lender's claim. In no event will the property be worth less than this amount. The Debtor assumes for purposes of the Plan that this payment will be funded by a sale of the Debtor's Hotel or refinance of its debt to the Lender, and/or capital contributions from the Debtor's equity interest holders. The Debtor believes that these are common and accepted assumptions based on a successful reorganization of the Debtor's business under the Plan, the reduction of the debt owed to the Lender due to payments under the Plan, and the increase in the value of the Hotel expected to occur during the seven-year period prior to the lump-sum payment.

Dated: September 9, 2022.

Respectfully Submitted,

/s/ Joyce W. Lindauer

Joyce W. Lindauer
State Bar No. 21555700
Joyce W. Lindauer Attorney, PLLC
1412 Main St. Suite 500
Dallas, Texas 75202
Telephone: (972) 503-4033
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ATTORNEYS FOR THE DEBTOR

/s/ Nadir Badruddin

President of the Debtor

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on September 9, 2022, a true and correct copy of the foregoing document was served via email pursuant to the Court's ECF system upon the parties receiving electronic notice in this case listed below.

Steven G Gersten on behalf of Creditor Starwood (M) International, Inc.
sgersten@sheppardmullin.com

Sherrel K. Knighton on behalf of Creditor Dallas County
Sherrel.Knighton@lgbs.com, Dora.Casiano-Perez@lgbs.com; Olivia.salvatierra@lgbs.com; Sean.French@lgbs.com; Dallas.Bankruptcy@lgbs.com

Joyce W. Lindauer on behalf of Debtor NB Hotels Dallas LLC
joyce@joycelindauer.com, dian@joycelindauer.com; 12113@notices.nextchapterbk.com

United States Trustee
ustpreion06.da.ecf@usdoj.gov

Kimberly A. Walsh on behalf of Creditor Texas Comptroller of Public Accounts, Revenue Accounting Division
bk-kwalsh@oag.texas.gov, sherri.simpson@oag.texas.gov

Donna K. Webb on behalf of Creditor Small Business Administration
donna.webb@usdoj.gov,
brian.stoltz@usdoj.gov; CaseView.ECF@usdoj.gov; brooke.lewis@usdoj.gov

Stephen Wilcox on behalf of Creditor Americredit Financial Services, Inc. d/b/a GM Financial
kraudry@wilcoxlaw.net,
swilcoxndtx@basselwilcox.com; krw77@sbcglobal.net; kraudry@ecf.inforuptcy.com

Bruce John Zabarauskas on behalf of Creditor RSS MSC2019-L2 - TX NHD, LLC
bruce.zabarauskas@hklaw.com, wanda.sneed@tklaw.com; hope.daniels@tklaw.com


Bruce John Zabarauskas on behalf of Creditor Wells Fargo Bank, National Association as Trustee for Morgan Stanley Capital I Trust 2019-L2 for the benefit of the Commercial Mortgage Pass-Through Certificate Holders
bruce.zabarauskas@hklaw.com, wanda.sneed@tklaw.com; hope.daniels@tklaw.com

/s/ Joyce W. Lindauer
Joyce W. Lindauer

Fill in this information to identify the case:

Debtor 1 NB HOTELS DALLAS LLC

Debtor 2
(Spouse, if filing) _____

United States Bankruptcy Court for the: Northern District of Texas 

Case number 22-30681

Official Form 410

Proof of Claim

04/22

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. Who is the current creditor?	<u>RSS MSC2019-L2 - TX NHD, LLC</u> Name of the current creditor (the person or entity to be paid for this claim)	
	Other names the creditor used with the debtor _____	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? <u>Rialto Capital Advisors/ c/o Michael Strickland</u> Name <u>200 S. Biscayne Blvd, Ste. 3550</u> Number Street <u>Miami</u> <u>FL</u> <u>33131</u> City State ZIP Code Contact phone <u>(770) 580-6508</u> Contact email <u>michael.strickland@rialtocapital.com</u>	Where should payments to the creditor be sent? (if different) Name _____ Number Street _____ City State ZIP Code _____ Contact phone _____ Contact email _____
Uniform claim identifier for electronic payments in chapter 13 (if you use one): _____		
4. Does this claim amend one already filed?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Claim number on court claims registry (if known) <u>24</u>	
		Filed on <u>08/22/2022</u> MM / DD / YYYY
5. Do you know if anyone else has filed a proof of claim for this claim?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Who made the earlier filing? <u>Wells Fargo Bank, N.A. as Trustee for Morgan Stanley Capital Trust 2019-L2 for the benefit of the Commercial Mortgage Pass-Through Holders</u>	

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: ____
7. How much is the claim?	\$ <u>61,323,430.49</u> . Does this amount include interest or other charges? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).
8. What is the basis of the claim?	Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information. <u>Loan</u>
9. Is all or part of the claim secured?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. The claim is secured by a lien on property. Nature of property: <input checked="" type="checkbox"/> Real estate. If the claim is secured by the debtor's principal residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i> . <input type="checkbox"/> Motor vehicle <input checked="" type="checkbox"/> Other. Describe: <u>Debtor's personal property</u> Basis for perfection: <u>Recorded deed of trust and filed UCC financing statements</u> Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: \$ <u>To Be Determined</u> Amount of the claim that is secured: \$ <u>To Be Determined</u> Amount of the claim that is unsecured: \$ <u>To Be Determined</u> (The sum of the secured and unsecured amounts should match the amount in line 7.) Amount necessary to cure any default as of the date of the petition: \$ <u>See Exhibit M</u> Annual Interest Rate (when case was filed) <u>10.58</u> % <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Variable
10. Is this claim based on a lease?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Amount necessary to cure any default as of the date of the petition. \$ _____
11. Is this claim subject to a right of setoff?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

☒ No

☐ Yes. Check one:

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ _____

☐ Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ _____

☐ Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ _____

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ _____

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ _____

☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.

\$ _____

* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 08/30/2022
MM / DD / YYYY

Signature

Print the name of the person who is completing and signing this claim:

Name	Michael	Strickland
	First name	Middle name Last name
Title	Vice President	
Company	Rialto Capital Advisors	
	Identify the corporate servicer as the company if the authorized agent is a servicer.	
Address	1170 Peachtree St., Ste. 650	
	Number	Street
	Atlanta	GA 30309
	City	State ZIP Code
Contact phone	(770) 580-6508	Email michael.strickland@rialtocapital.com

Miscellaneous:**22-30681-hdh11 NB Hotels Dallas LLC**

Type: bk

Chapter: 11 v

Office: 3 (Dallas)

Assets: y

Judge: hdh

Case Flag: REFORM,

DsclsDue, NTCAPR

Filed: 04/18/2022

Closed:

Reopen:

Dismissed:

Dismissed(jdb):

Converted:

Discharged:

Discharged(jdb):

[Summary](#) [History](#) [Parties](#) [Filers](#) [Docket Sheet](#) [Deadlines/Hearings](#) [Status](#) [Pending Motions](#) [Creditors](#) [Claims Register](#)
U.S. Bankruptcy Court**Northern District of Texas**

Notice of Electronic Filing

The following transaction was received from Joyce W. Lindauer entered on 5/23/2022 at 6:22 PM CDT and filed on 5/23/2022

Case Name: NB Hotels Dallas LLC**Case Number:** [22-30681-hdh11](#)**Document Number:** [60](#)**Docket Text:**

Chapter 11 Monthly Operating Report for the Month Ending: 04/30/2022 filed by Debtor NB Hotels Dallas LLC. (Attachments: # (1) Supporting Documents) (Lindauer, Joyce)

The following document(s) are associated with this transaction:

Document description:Main Document**Original filename:**NB Hotels.pdf**Electronic document Stamp:**

[STAMP bkecfStamp_ID=1017686615 [Date=5/23/2022] [FileNumber=47795536-0] [44d7981e6e295ea0bc940a0baebb85eed8b6b470a46ef8f85f20f927e1bf930e399a793a82507382f616e7b7ab2231639c0ceefb3d178c1fdf00b3a11dabd135]]

Document description: Supporting Documents**Original filename:**C:\fakepath\NB Hotels Supporting Documents.pdf**Electronic document Stamp:**

[STAMP bkecfStamp_ID=1017686615 [Date=5/23/2022] [FileNumber=47795536-1] [b0d1b13134a92eeaae7ba4461025de3505bcc74ae1ae7a1edb05b2b49c3e0d8f84561e515c143bbd24480393fcb85ad61e427e2b4a12ce2f549b5992b8769f30]]

22-30681-hdh11 Notice will be electronically mailed to:

Sherrel K. Knighton on behalf of Creditor Dallas County

Sherrel.Knighton@lgbs.com, Dora.Casiano-Perez@lgbs.com;Sean.French@lgbs.com;Dallas.Bankruptcy@lgbs.com

Joyce W. Lindauer on behalf of Debtor NB Hotels Dallas LLC

joyce@joycelindauer.com, dian@joycelindauer.com;deann@joycelindauer.com;12113@notices.nextchapterbk.com

United States Trustee

ustpreion06.da.ecf@usdoj.gov

Kimberly A. Walsh on behalf of Creditor Texas Comptroller of Public Accounts, Revenue Accounting Division

bk-kwalsh@oag.texas.gov, sherri.simpson@oag.texas.gov

Donna K. Webb on behalf of Creditor Small Business Administration

donna.webb@usdoj.gov, brian.stoltz@usdoj.gov;CaseView.ECF@usdoj.gov;brooke.lewis@usdoj.gov

Bruce John Zabarauskas on behalf of Creditor Wells Fargo Bank, National Association as Trustee for Morgan Stanley Capital I Trust 2019-L2 for the benefit of the Commercial Mortgage Pass-Through Certificate Holders

bruce.zabarauskas@hklaw.com, wanda.sneed@tklaw.com;hope.daniels@tklaw.com

22-30681-hdh11 Notice will not be electronically mailed to:**EXHIBIT "2"**

ACAR Leasing LTD d/b/a GM Financial Leasing
PO Box 183853
Arlington, TX 76096

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF Texas

Dallas Division

In Re. NB Hotels Dallas LLC

Case No. 22-30681

Debtor(s)

§
§
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§☐ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 04/30/2022

Petition Date: 04/18/2022

Months Pending: 0

Industry Classification:

7	2	1	1
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Reporting Method:

Accrual Basis ☒Cash Basis ☐

Debtor's Full-Time Employees (current):

66

Debtor's Full-Time Employees (as of date of order for relief):

66

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☐ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Joyce W. Lindauer

Signature of Responsible Party

05/23/2022

Date

Joyce W. Lindauer

Printed Name of Responsible Party

Joyce W. Lindauer Attorney, PLLC

1412 Main St., Suite 500, Dallas, TX 75202

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$23,483	
b. Total receipts (net of transfers between accounts)	\$431,173	\$0
c. Total disbursements (net of transfers between accounts)	\$100,586	\$100,586
d. Cash balance end of month (a+b-c)	\$354,070	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$100,586	\$100,586

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$11,639
b. Accounts receivable over 90 days outstanding (net of allowance)	\$3,750
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$7,500
d. Total current assets	\$74,639,036
e. Total assets	\$74,661,925
f. Postpetition payables (excluding taxes)	\$332,710
g. Postpetition payables past due (excluding taxes)	\$0
h. Postpetition taxes payable	\$47,725
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$380,435
k. Prepetition secured debt	\$59,885,670
l. Prepetition priority debt	\$23,095
m. Prepetition unsecured debt	\$1,141,135
n. Total liabilities (debt) (j+k+l+m)	\$61,430,335
o. Ending equity/net worth (e-n)	\$13,231,590

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$400,486	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$400,486	
d. Selling expenses	\$130,782	
e. General and administrative expenses	\$130,447	
f. Other expenses	\$49,694	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$0	
i. Taxes (local, state, and federal)	\$20,732	
j. Reorganization items	\$0	
k. Profit (loss)	\$-15,669	\$0

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$0	\$0	\$0	\$0
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i			\$0	\$0	\$0	\$0
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>		\$0	\$0	\$0	\$0
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i			\$0	\$0	\$0	\$0
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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c.	All professional fees and expenses (debtor & committees)			\$0	\$0	\$0	\$0

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$3,877	\$3,877
d.	Postpetition employer payroll taxes paid	\$18,912	\$18,912
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$54,967	\$54,967
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☒ No ☐
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
 - Casualty/property insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
 - General liability insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 8: Individual Chapter 11 Debtors (Only)

- | | |
|--|-----|
| a. Gross income (receipts) from salary and wages | \$0 |
| b. Gross income (receipts) from self-employment | \$0 |
| c. Gross income from all other sources | \$0 |
| d. Total income in the reporting period (a+b+c) | \$0 |
| e. Payroll deductions | \$0 |
| f. Self-employment related expenses | \$0 |
| g. Living expenses | \$0 |
| h. All other expenses | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | \$0 |
| j. Difference between total income and total expenses (d-i) | \$0 |
| k. List the total amount of all postpetition debts that are past due | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Nadir Badruddin

Signature of Responsible Party

President

Title

Nadir Badruddin

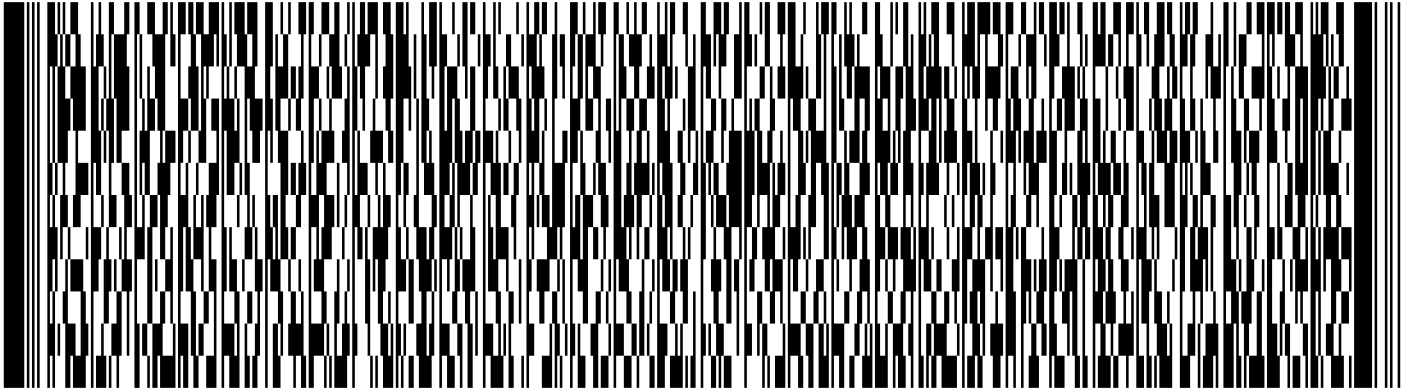
Printed Name of Responsible Party

05/23/2022

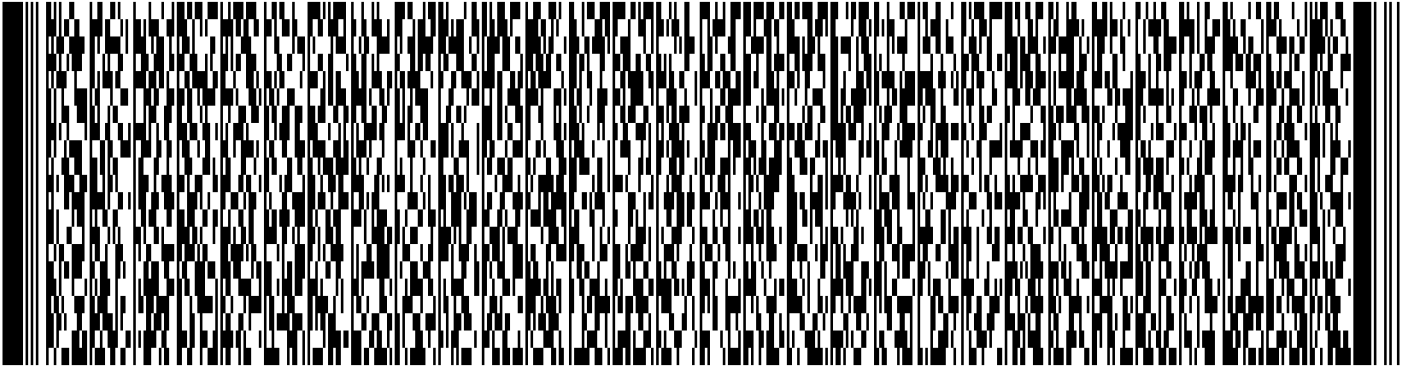
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Debtor's Name NB Hotels Dallas LLC

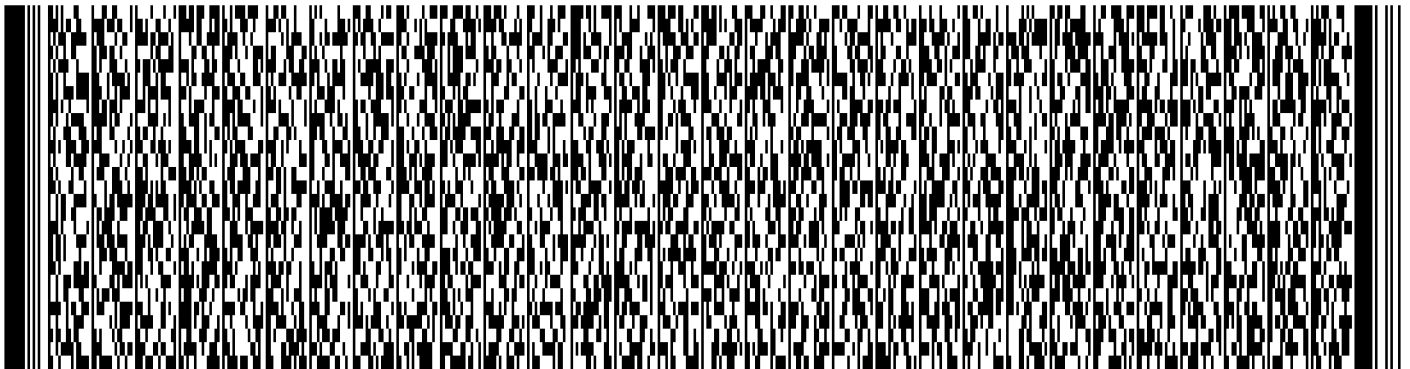
Case No. 22-30681



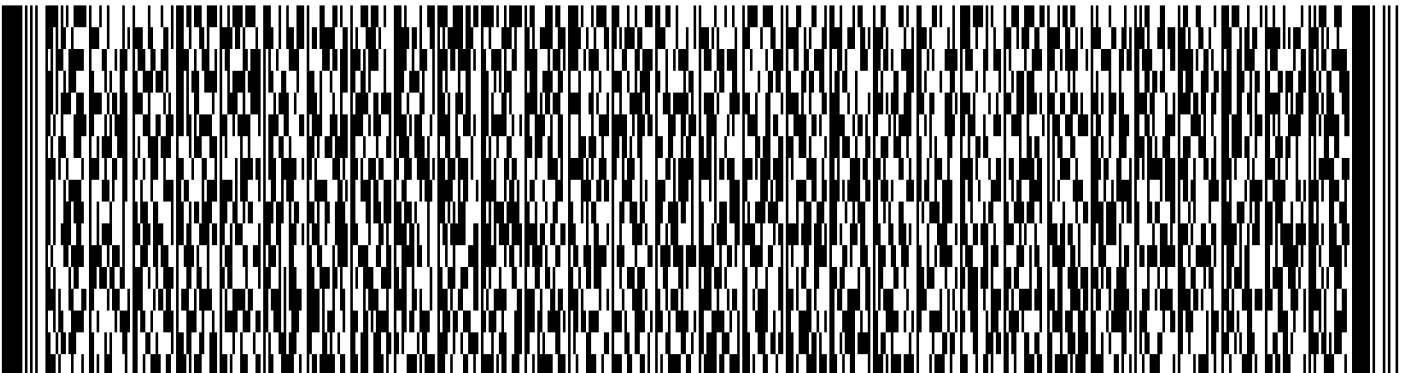
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PageTwoPartTwo

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681



Bankruptcy1to50



Bankruptcy51to100



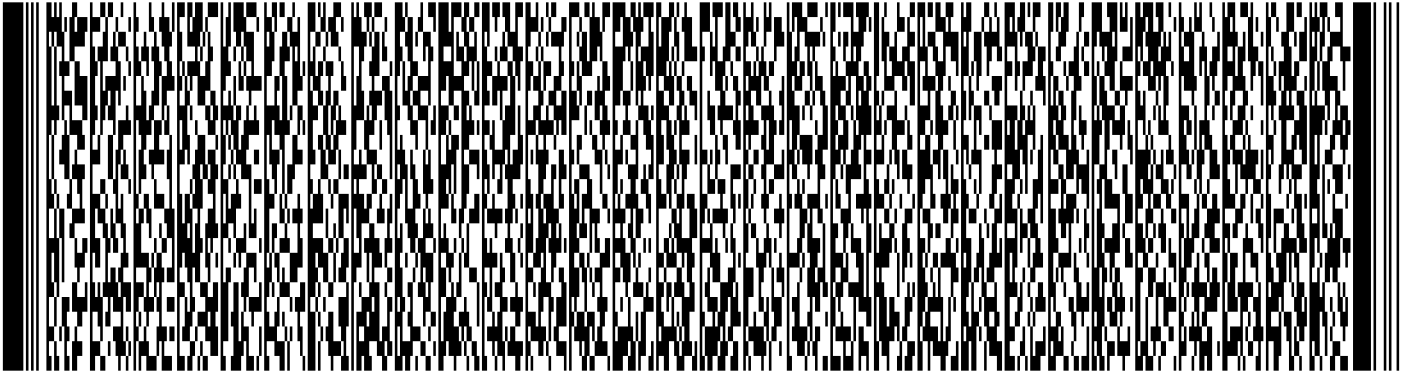
NonBankruptcy1to50



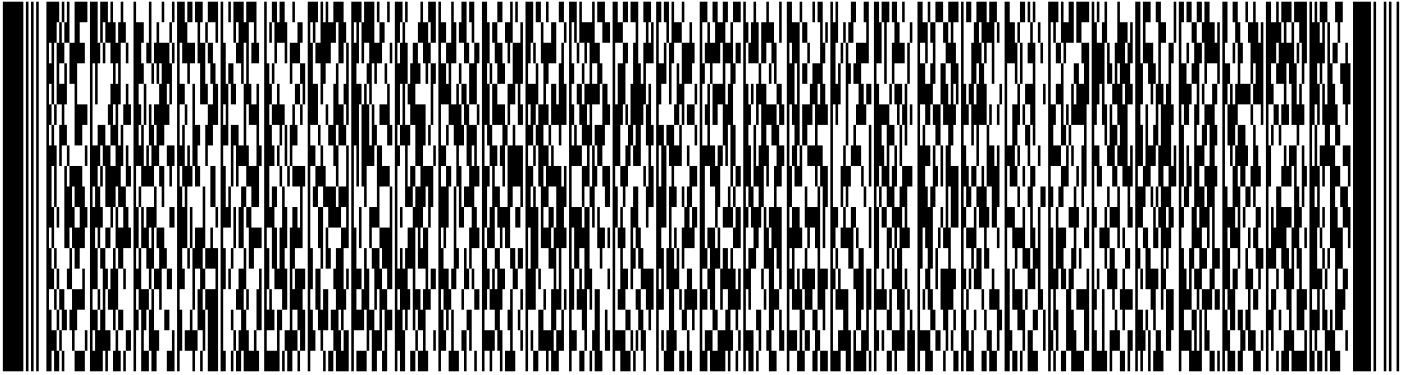
NonBankruptcy51to100

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681



PageThree



PageFour

Miscellaneous:**22-30681-swe11 NB Hotels Dallas LLC**

Type: bk

Chapter: 11 v

Office: 3 (Dallas)

Assets: y

Judge: swe

Case Flag: REFORM,

DsclsDue, NTCAPR

Filed: 04/18/2022

Closed:

Reopen:

Dismissed:

Dismissed(jdb):

Converted:

Discharged:

Discharged(jdb):

[Summary](#) [History](#) [Parties](#) [Filers](#) [Docket Sheet](#) [Deadlines/Hearings](#) [Status](#) [Pending Motions](#) [Creditors](#) [Claims Register](#)
U.S. Bankruptcy Court**Northern District of Texas**

Notice of Electronic Filing

The following transaction was received from Joyce W. Lindauer entered on 6/22/2022 at 11:33 AM CDT and filed on 6/22/2022

Case Name: NB Hotels Dallas LLC**Case Number:** [22-30681-swe11](#)**Document Number:** [84](#)**Docket Text:**

Chapter 11 Monthly Operating Report for the Month Ending: 05/31/2022 filed by Debtor NB Hotels Dallas LLC. (Attachments: # (1) Supporting Documents) (Lindauer, Joyce)

The following document(s) are associated with this transaction:

Document description:Main Document**Original filename:**May 2022.pdf**Electronic document Stamp:**

[STAMP bkecfStamp_ID=1017686615 [Date=6/22/2022] [FileNumber=47878321-0] [336ca4c5538ca62b92b1222ac7bdc445038a426fe322393df01d5a50b20a98ae482025636888b0c649289da57b2ec3b22354211c061e19c598933f23a663bc54]]

Document description: Supporting Documents**Original filename:**C:\fakepath\Supporting Documents.pdf**Electronic document Stamp:**

[STAMP bkecfStamp_ID=1017686615 [Date=6/22/2022] [FileNumber=47878321-1] [1970c938e9c5f955d169e0eae11e7a89e694df9c2d71ba54a033b01dff1ab0327fe7965d6435e4963544c4fe5cc8ad0bc3af239d1fa3f1081c765304352520]]

22-30681-swe11 Notice will be electronically mailed to:

Sherrel K. Knighton on behalf of Creditor Dallas County

Sherrel.Knighton@lgbs.com, Dora.Casiano-Perez@lgbs.com;Sean.French@lgbs.com;Dallas.Bankruptcy@lgbs.com

Joyce W. Lindauer on behalf of Debtor NB Hotels Dallas LLC

joyce@joycelindauer.com, dian@joycelindauer.com;12113@notices.nextchapterbk.com

United States Trustee

ustpreion06.da.ecf@usdoj.gov

Kimberly A. Walsh on behalf of Creditor Texas Comptroller of Public Accounts, Revenue Accounting Division

bk-kwalsh@oag.texas.gov, sherri.simpson@oag.texas.gov

Donna K. Webb on behalf of Creditor Small Business Administration

donna.webb@usdoj.gov, brian.stoltz@usdoj.gov;CaseView.ECF@usdoj.gov;brooke.lewis@usdoj.gov

Bruce John Zabarauskas on behalf of Creditor Wells Fargo Bank, National Association as Trustee for Morgan Stanley Capital I Trust 2019-L2 for the benefit of the Commercial Mortgage Pass-Through Certificate Holders

bruce.zabarauskas@hklaw.com, wanda.sneed@tklaw.com;hope.daniels@tklaw.com

22-30681-swe11 Notice will not be electronically mailed to:

ACAR Leasing LTD d/b/a GM Financial Leasing
PO Box 183853
Arlington, TX 76096

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF Texas

Dallas Division

In Re. NB Hotels Dallas LLC

Case No. 22-30681

Debtor(s)

§
§
§
§☐ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 05/31/2022

Petition Date: 04/18/2022

Months Pending: 1

Industry Classification:

7	2	1	1
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Reporting Method:

Accrual Basis ☒Cash Basis ☐

Debtor's Full-Time Employees (current):

69

Debtor's Full-Time Employees (as of date of order for relief):

69

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☐ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Joyce W. Lindauer

Signature of Responsible Party

06/22/2022

Date

Joyce W. Lindauer

Printed Name of Responsible Party

Joyce W. Lindauer Attorney, PLLC

1412 Main Street, Suite 500, Dallas, TX 7 5202

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$354,070	
b. Total receipts (net of transfers between accounts)	\$1,021,302	\$1,452,475
c. Total disbursements (net of transfers between accounts)	\$420,968	\$521,554
d. Cash balance end of month (a+b-c)	\$954,404	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$420,968	\$521,554

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$16,480
b. Accounts receivable over 90 days outstanding (net of allowance)	\$4,956
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$7,500
d. Total current assets	\$74,632,989
e. Total assets	\$74,661,925
f. Postpetition payables (excluding taxes)	\$114,753
g. Postpetition payables past due (excluding taxes)	\$10,801
h. Postpetition taxes payable	\$123,305
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$238,058
k. Prepetition secured debt	\$59,885,670
l. Prepetition priority debt	\$13,004
m. Prepetition unsecured debt	\$1,141,135
n. Total liabilities (debt) (j+k+l+m)	\$61,277,867
o. Ending equity/net worth (e-n)	\$13,384,058

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$870,697	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$870,697	
d. Selling expenses	\$236,849	
e. General and administrative expenses	\$240,957	
f. Other expenses	\$316,414	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$0	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$76,477	\$60,807

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$0	\$0	\$0	\$0
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i			\$0	\$0	\$0	\$0
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UST Form 11-MOR (12/01/2021)

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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	c						
c.	All professional fees and expenses (debtor & committees)			\$0	\$0	\$0	\$0

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$5,749	\$5,749
d.	Postpetition employer payroll taxes paid	\$41,803	\$60,715
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$123,305	\$123,305
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☒ No ☐
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
 - Casualty/property insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
 - General liability insurance? Yes ☒ No ☐
 - If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 8: Individual Chapter 11 Debtors (Only)

- | | | |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/Nadir Badruddin

Signature of Responsible Party

President

Title

Nadir Badruddin

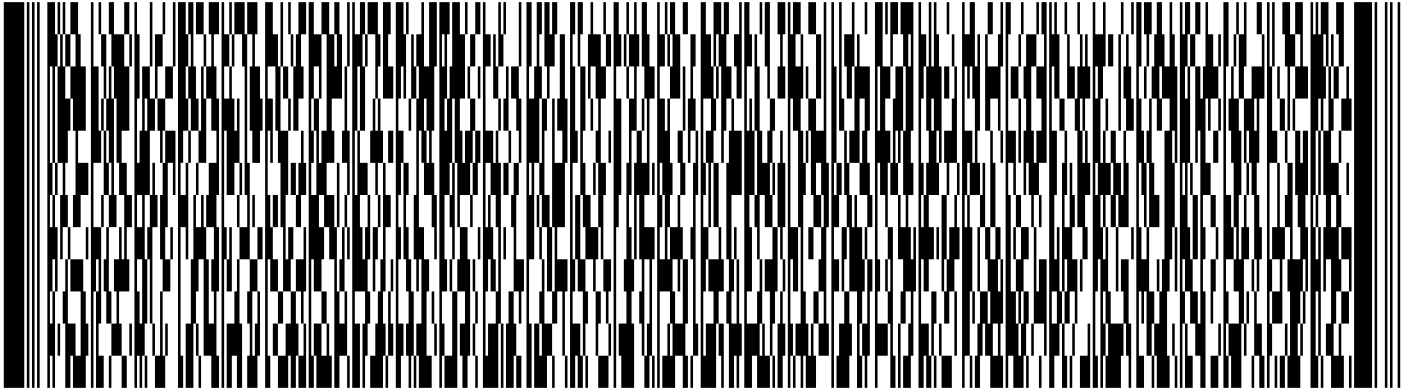
Printed Name of Responsible Party

06/22/2022

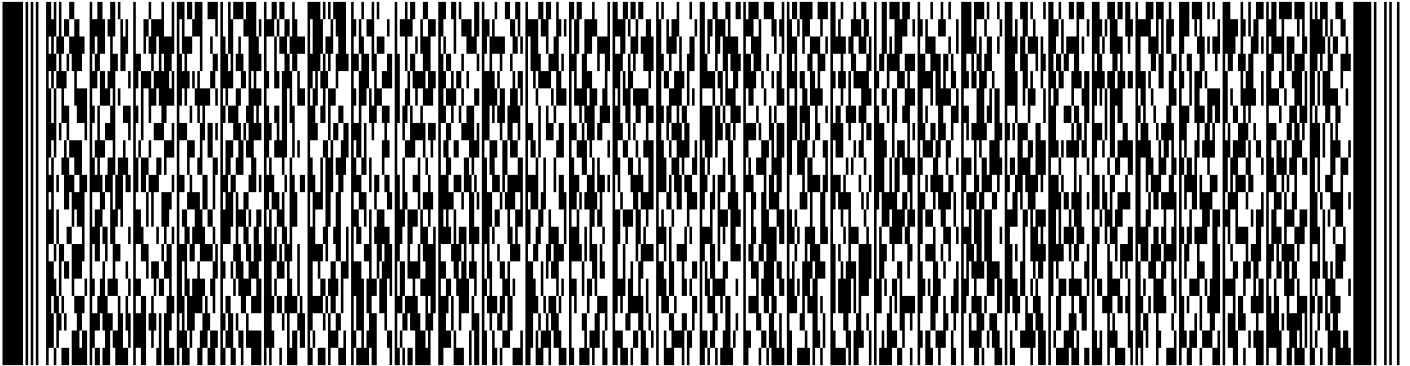
Date

Debtor's Name NB Hotels Dallas LLC

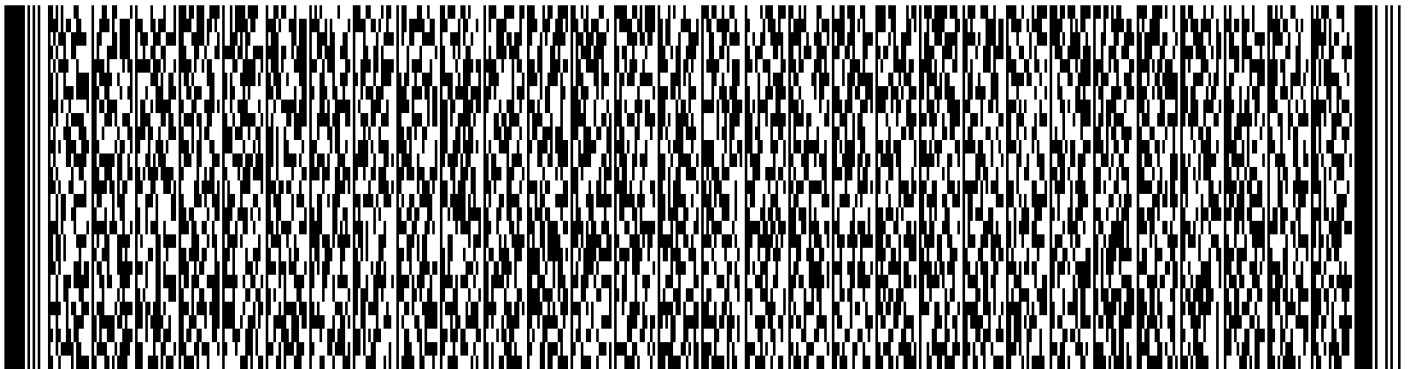
Case No. 22-30681



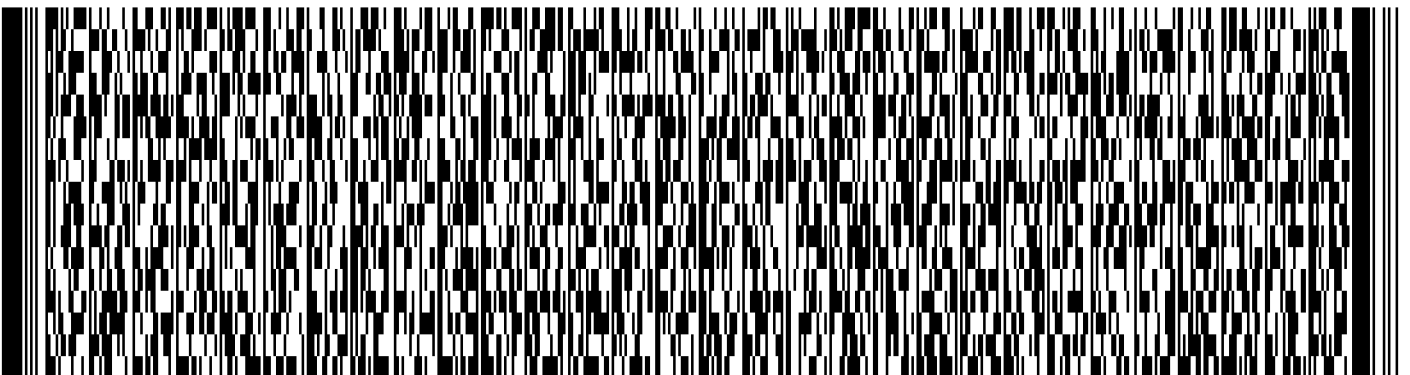
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PageOnePartTwo



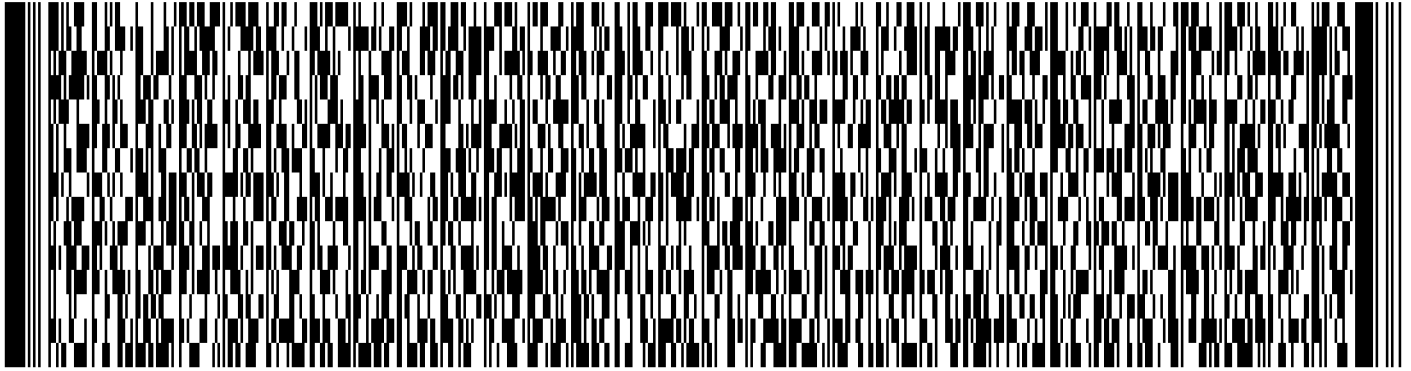
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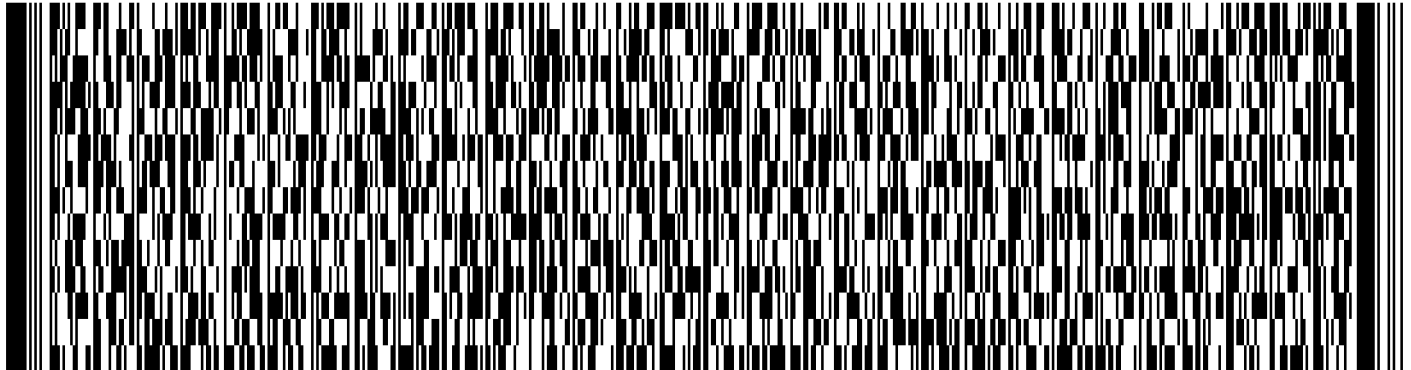
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Debtor's Name NB Hotels Dallas LLC

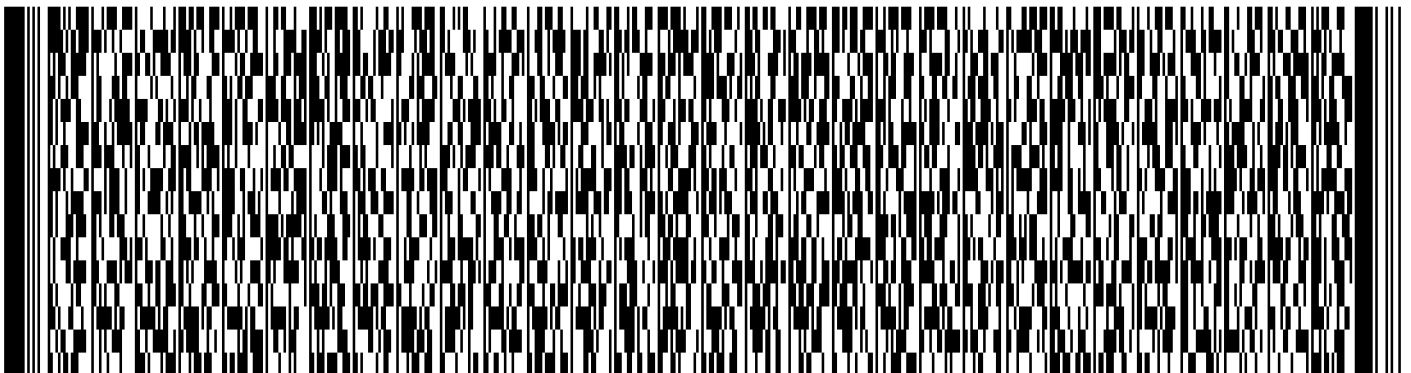
Case No. 22-30681



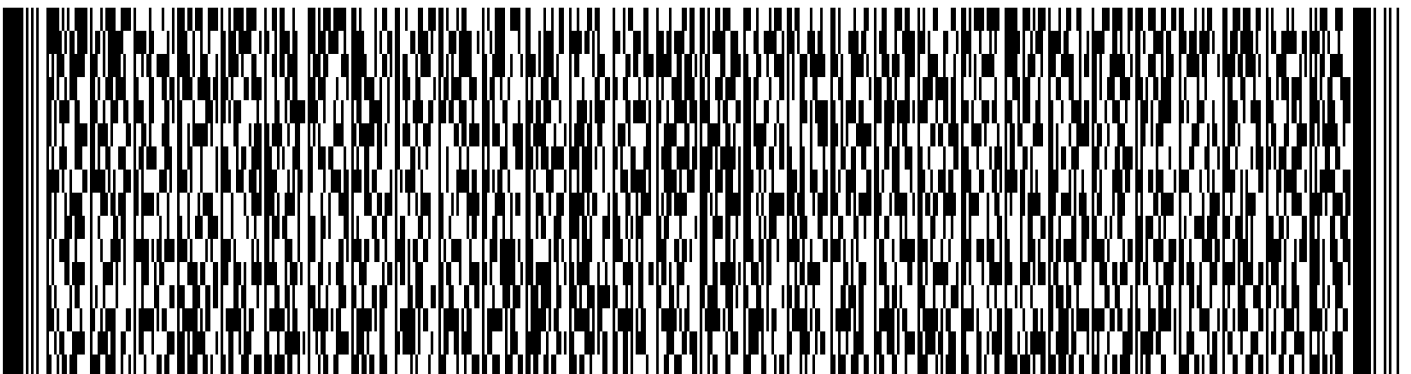
Bankruptcy1to50



Bankruptcy51to100



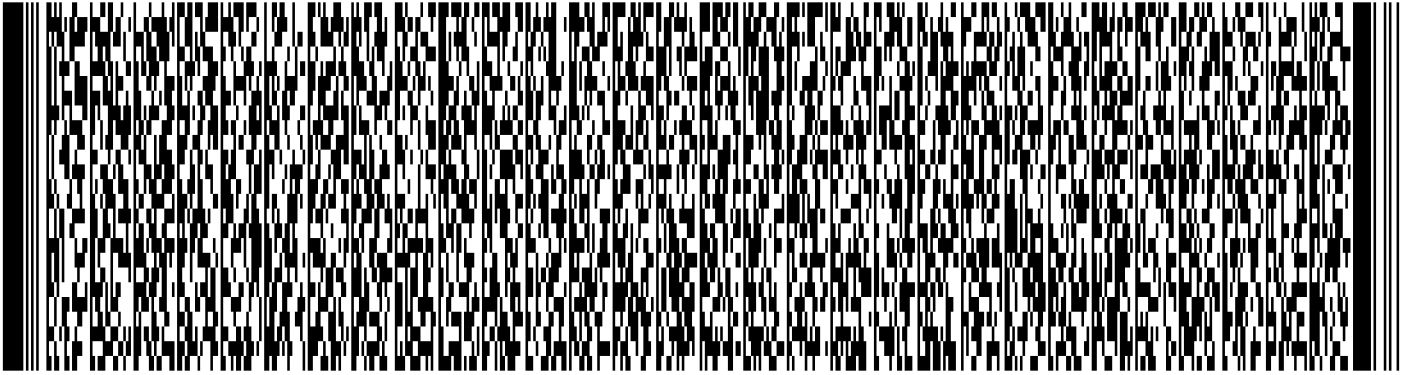
NonBankruptcy1to50



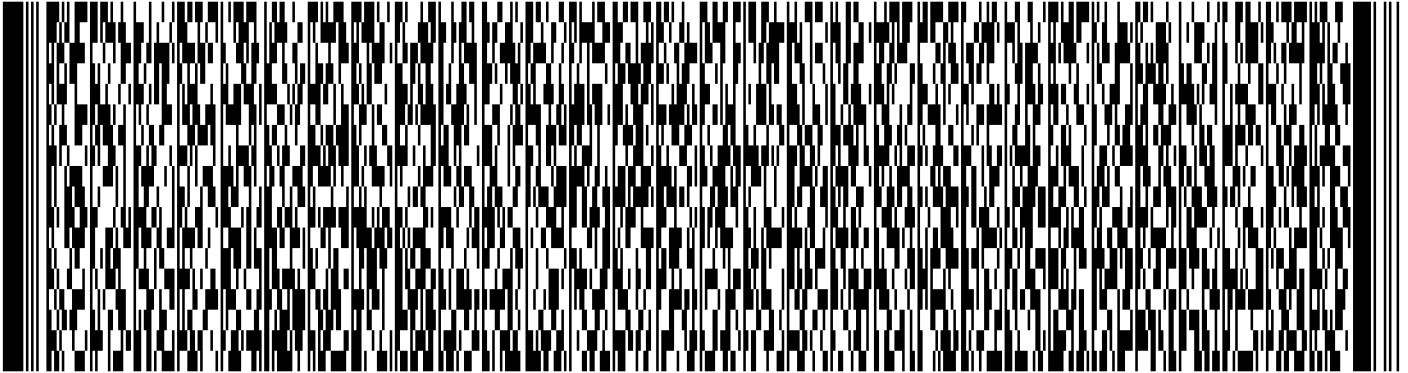
NonBankruptcy51to100

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681



PageThree



PageFour

Miscellaneous:**22-30681-swe11 NB Hotels Dallas LLC**

Type: bk

Chapter: 11 v

Office: 3 (Dallas)

Assets: y

Judge: swe

Case Flag: REFORM,
NTCAPR

Filed: 04/18/2022

Closed:

Reopen:

Dismissed:

Dismissed(jdb):

Converted:

Discharged:

Discharged(jdb):

[Summary](#) [History](#) [Parties](#) [Filers](#) [Docket Sheet](#) [Deadlines/Hearings](#) [Status](#) [Pending Motions](#) [Creditors](#) [Claims Register](#)**U.S. Bankruptcy Court****Northern District of Texas**

Notice of Electronic Filing

The following transaction was received from Joyce W. Lindauer entered on 8/1/2022 at 3:14 PM CDT and filed on 8/1/2022

Case Name: NB Hotels Dallas LLC**Case Number:** [22-30681-swe11](#)**Document Number:** [94](#)**Docket Text:**

Chapter 11 Monthly Operating Report for the Month Ending: 06/30/2022 filed by Debtor NB Hotels Dallas LLC. (Attachments: # (1) Exhibits) (Lindauer, Joyce)

The following document(s) are associated with this transaction:

Document description:Main Document**Original filename:**NB Hotels - June 2022.pdf**Electronic document Stamp:**[STAMP bkecfStamp_ID=1017686615 [Date=8/1/2022] [FileNumber=48001424-0]
] [aeb99c7d866554b8fdbb5d0adfeecfafa0266a87a32d53376bb4f5f4006457cd42e
e3a021d0388a18ee7472b4c379d716b05266a1c283bba6ccaa3ae729a5d40]]**Document description:** Exhibits**Original filename:**C:\fakepath\NB Hotels Exhibits.pdf**Electronic document Stamp:**[STAMP bkecfStamp_ID=1017686615 [Date=8/1/2022] [FileNumber=48001424-1]
] [885d574bec331ae104f1429ca09d30d16a2489f9657b820cba98d4567caffbe82c4
f8abda51f8cd1ce00fd43e18be740bf0ea91e892cb836e8c1ca150f620094]]**22-30681-swe11 Notice will be electronically mailed to:**

Sherrel K. Knighton on behalf of Creditor Dallas County

Sherrel.Knighton@lgbs.com, Dora.Casiano-Perez@lgbs.com;Sean.French@lgbs.com;Dallas.Bankruptcy@lgbs.com

Joyce W. Lindauer on behalf of Debtor NB Hotels Dallas LLC

joyce@joycelindauer.com, dian@joycelindauer.com;12113@notices.nextchapterbk.com

United States Trustee

ustpreion06.da.ecf@usdoj.gov

Kimberly A. Walsh on behalf of Creditor Texas Comptroller of Public Accounts, Revenue Accounting Division

bk-kwalsh@oag.texas.gov, sherri.simpson@oag.texas.gov

Donna K. Webb on behalf of Creditor Small Business Administration

donna.webb@usdoj.gov, brian.stoltz@usdoj.gov;CaseView.ECF@usdoj.gov;brooke.lewis@usdoj.gov

Bruce John Zabarauskas on behalf of Creditor Wells Fargo Bank, National Association as Trustee for Morgan Stanley Capital I Trust 2019-L2 for the benefit of the Commercial Mortgage Pass-Through Certificate Holders

bruce.zabarauskas@hklaw.com, wanda.sneed@tklaw.com;hope.daniels@tklaw.com

22-30681-swe11 Notice will not be electronically mailed to:

ACAR Leasing LTD d/b/a GM Financial Leasing
PO Box 183853
Arlington, TX 76096

Joyce W Lindauer
1412 Main Street Suite 500
Dallas, TX 75202

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF TEXAS

DALLAS DIVISION

In Re. NB Hotels Dallas LLC

§
§
§
§

Case No. 22-30681

Debtor(s)

☐ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 06/30/2022

Petition Date: 04/18/2022

Months Pending: 2

Industry Classification:

7	2	1	1
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Reporting Method:

Accrual Basis ☒Cash Basis ☐

Debtor's Full-Time Employees (current):

68

Debtor's Full-Time Employees (as of date of order for relief):

68

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☐ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Joyce W. Lindauer

Signature of Responsible Party

07/26/2022

Date

Joyce W. Lindauer

Printed Name of Responsible Party

Joyce W. Lindauer Attorney, PLLC

1412 Main Street, Suite 500, Dallas, TX 75202

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$954,404	
b. Total receipts (net of transfers between accounts)	\$966,524	\$2,418,999
c. Total disbursements (net of transfers between accounts)	\$832,964	\$1,354,518
d. Cash balance end of month (a+b-c)	\$1,087,964	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$832,964	\$1,354,518

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$8,075
b. Accounts receivable over 90 days outstanding (net of allowance)	\$17,316
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$7,500
d. Total current assets	\$74,632,989
e. Total assets	\$74,661,925
f. Postpetition payables (excluding taxes)	\$400,391
g. Postpetition payables past due (excluding taxes)	\$35,536
h. Postpetition taxes payable	\$120,895
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$521,286
k. Prepetition secured debt	\$59,885,670
l. Prepetition priority debt	\$13,004
m. Prepetition unsecured debt	\$1,141,135
n. Total liabilities (debt) (j+k+l+m)	\$61,561,094
o. Ending equity/net worth (e-n)	\$13,100,831

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$877,316	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$877,316	
d. Selling expenses	\$277,815	
e. General and administrative expenses	\$223,200	
f. Other expenses	\$295,749	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$0	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$80,552	\$141,359

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$0	\$0	\$0	\$0
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i			\$0	\$0	\$0	\$0
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>		\$0	\$0	\$0	\$0
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i			\$0	\$0	\$0	\$0
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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c.	All professional fees and expenses (debtor & committees)						

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$5,417	\$5,417
d.	Postpetition employer payroll taxes paid	\$38,700	\$99,415
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$120,895	\$120,895
g.	Postpetition other taxes paid (local, state, and federal)	\$95,075	\$95,075

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 8: Individual Chapter 11 Debtors (Only)

- | | | |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Nadir Badruddin

Signature of Responsible Party

President

Title

Nadir Badruddin

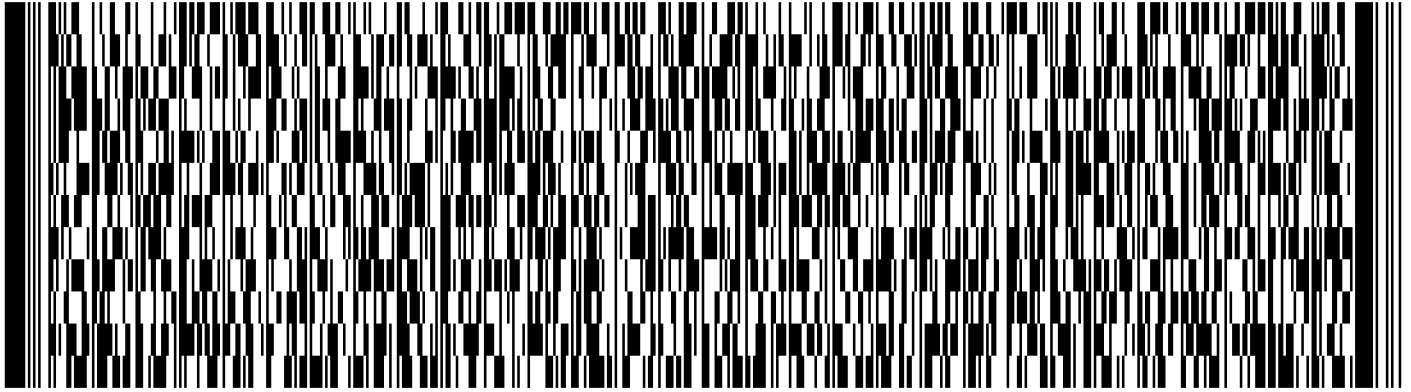
Printed Name of Responsible Party

07/26/2022

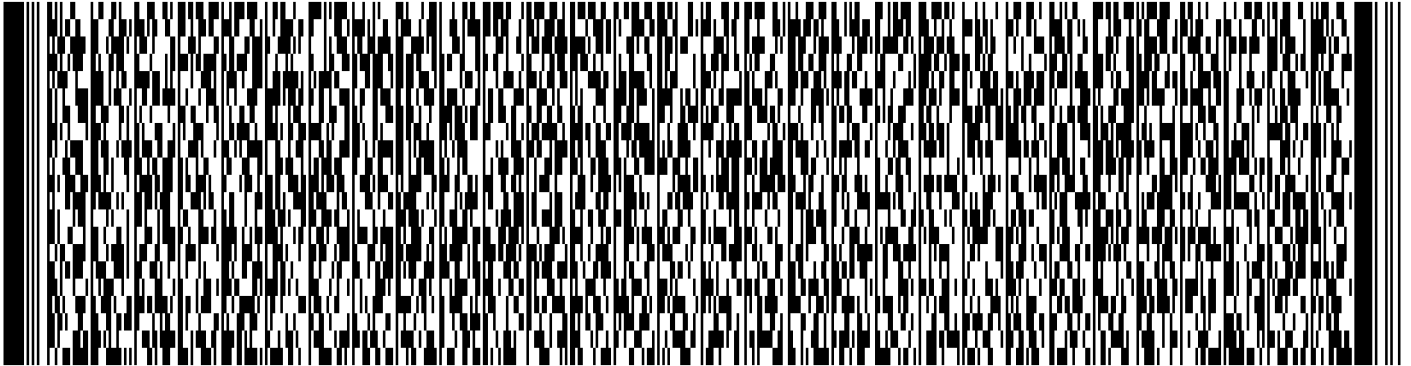
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Debtor's Name NB Hotels Dallas LLC

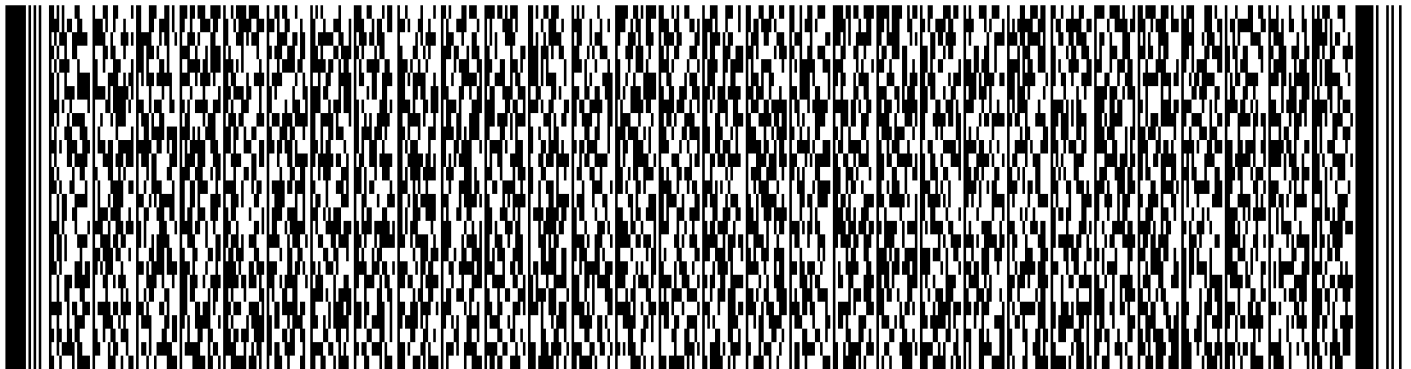
Case No. 22-30681



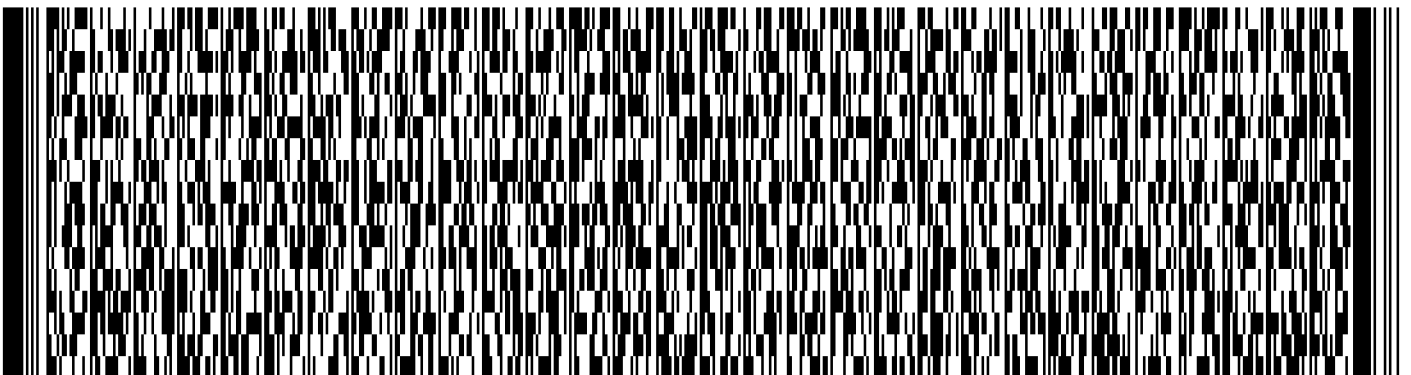
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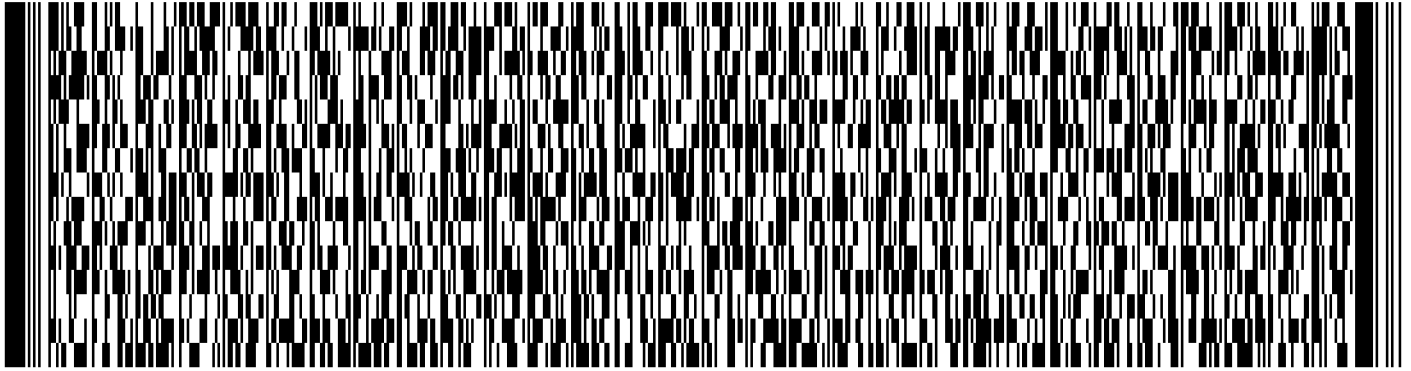
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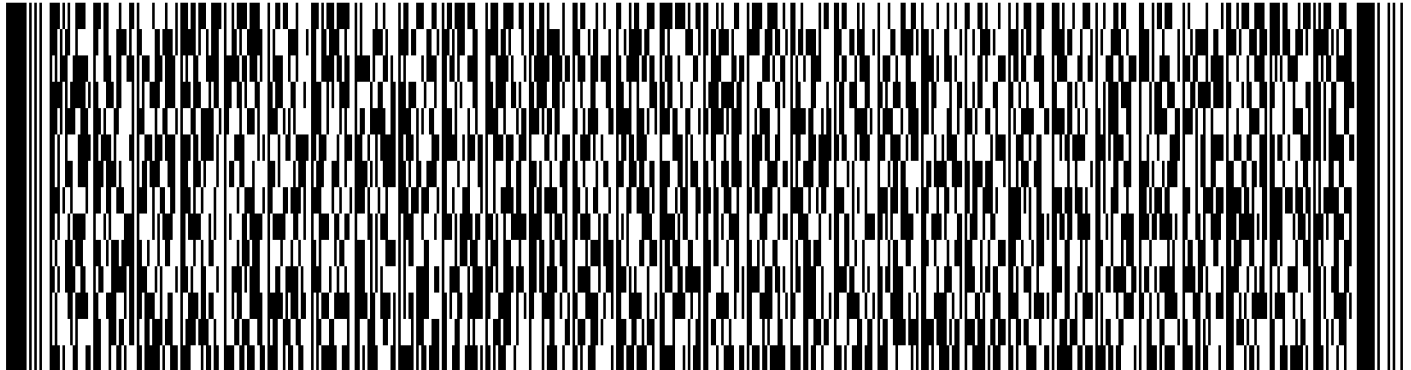
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Debtor's Name NB Hotels Dallas LLC

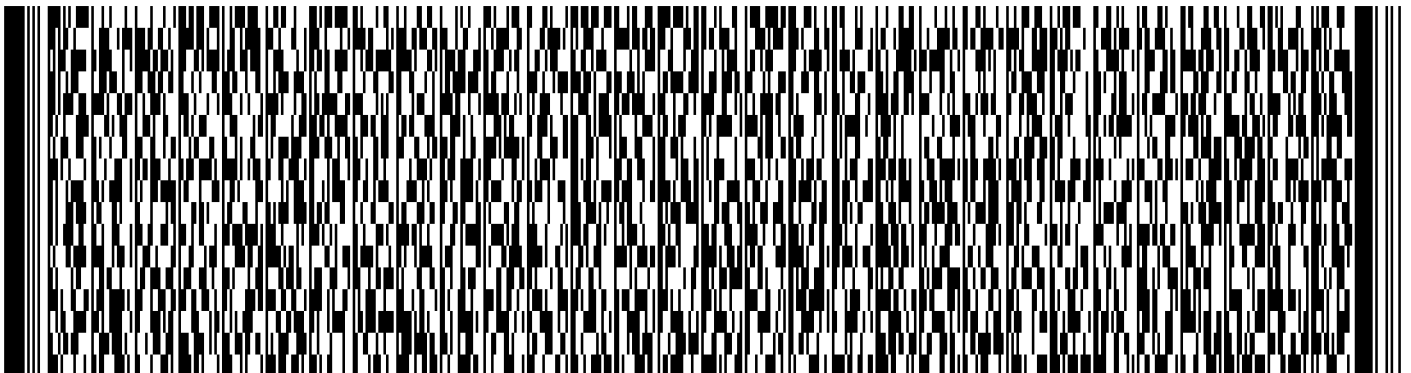
Case No. 22-30681



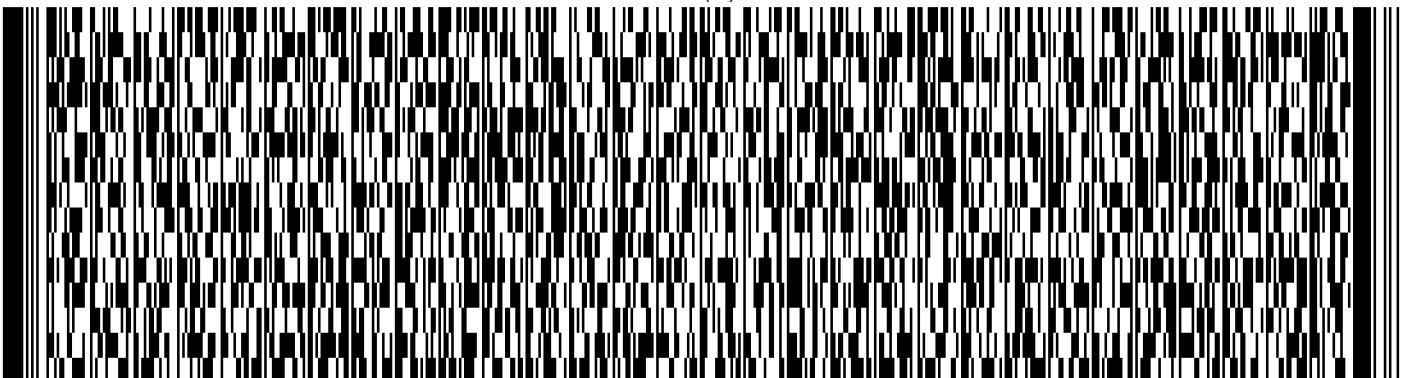
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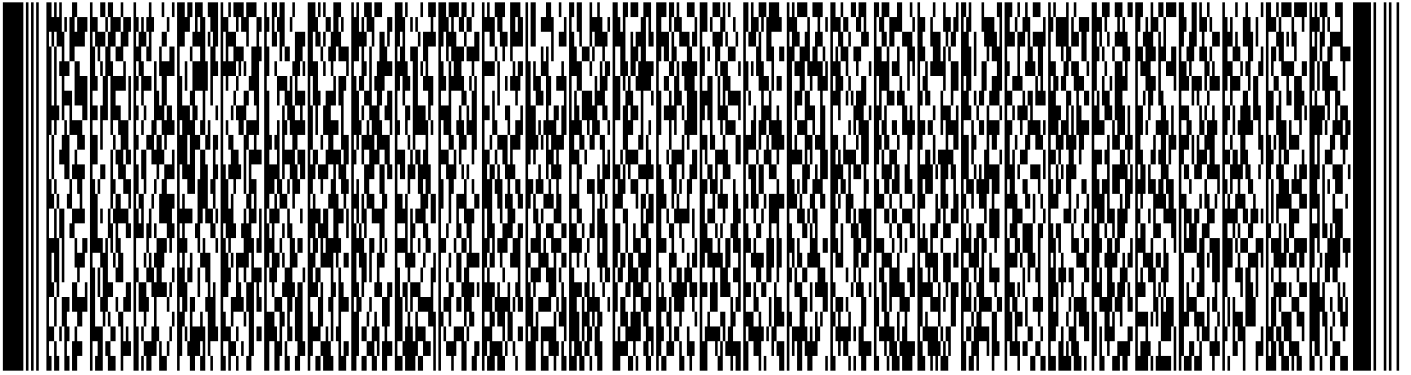
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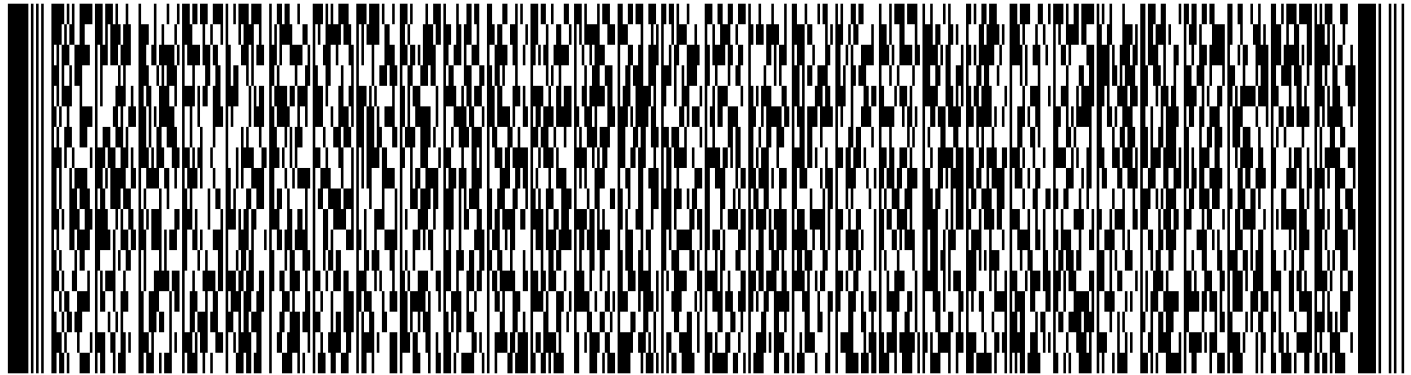
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681



PageThree



PageFour

Miscellaneous:**22-30681-swe11 NB Hotels Dallas LLC**

Type: bk

Chapter: 11 v

Office: 3 (Dallas)

Assets: y

Judge: swe

Case Flag: REFORM,
NTCAPR

Filed: 04/18/2022

Closed:

Reopen:

Dismissed:

Dismissed(jdb):

Converted:

Discharged:

Discharged(jdb):

[Summary](#) [History](#) [Parties](#) [Filers](#) [Docket Sheet](#) [Deadlines/Hearings](#) [Status](#) [Pending Motions](#) [Creditors](#) [Claims Register](#)**U.S. Bankruptcy Court****Northern District of Texas**

Notice of Electronic Filing

The following transaction was received from Joyce W. Lindauer entered on 8/22/2022 at 4:16 PM CDT and filed on 8/22/2022

Case Name: NB Hotels Dallas LLC**Case Number:** [22-30681-swe11](#)**Document Number:** [98](#)**Docket Text:**

Chapter 11 Monthly Operating Report for the Month Ending: 07/31/2022 filed by Debtor NB Hotels Dallas LLC. (Attachments: # (1) Exhibits) (Lindauer, Joyce)

The following document(s) are associated with this transaction:

Document description:Main Document**Original filename:**July 2022.pdf**Electronic document Stamp:**

[STAMP bkecfStamp_ID=1017686615 [Date=8/22/2022] [FileNumber=48065816-0] [4a2c1a3f9fcfd274d79687dfc00bca286b050063787693de5eb0573c8df1fb98ef6b96ae4613ce1e1e7642fe99b77e84f45b1f4690d3bf053627c55afbe7430]]

Document description: Exhibits**Original filename:**C:\fakepath\NB Hotels Exhibits.pdf**Electronic document Stamp:**

[STAMP bkecfStamp_ID=1017686615 [Date=8/22/2022] [FileNumber=48065816-1] [56e65f09b0c9d0907564922d1c8781caede7ccc2182b75ead530d4d9f95c227843e14293fda6920768908066aed183fa6724d2cf62bc0391f0cf71b072165c31]]

22-30681-swe11 Notice will be electronically mailed to:

Sherrel K. Knighton on behalf of Creditor Dallas County

Sherrel.Knighton@lgbs.com, Dora.Casiano-Perez@lgbs.com;Sean.French@lgbs.com;Dallas.Bankruptcy@lgbs.com

Joyce W. Lindauer on behalf of Debtor NB Hotels Dallas LLC

joyce@joycelindauer.com, dian@joycelindauer.com;12113@notices.nextchapterbk.com

United States Trustee

ustpreion06.da.ecf@usdoj.gov

Kimberly A. Walsh on behalf of Creditor Texas Comptroller of Public Accounts, Revenue Accounting Division

bk-kwalsh@oag.texas.gov, sherri.simpson@oag.texas.gov

Donna K. Webb on behalf of Creditor Small Business Administration

donna.webb@usdoj.gov, brian.stoltz@usdoj.gov;CaseView.ECF@usdoj.gov;brooke.lewis@usdoj.gov

Bruce John Zabarauskas on behalf of Creditor Wells Fargo Bank, National Association as Trustee for Morgan Stanley Capital I Trust 2019-L2 for the benefit of the Commercial Mortgage Pass-Through Certificate Holders

bruce.zabarauskas@hklaw.com, wanda.sneed@tklaw.com;hope.daniels@tklaw.com

22-30681-swe11 Notice will not be electronically mailed to:

ACAR Leasing LTD d/b/a GM Financial Leasing
PO Box 183853
Arlington, TX 76096

Joyce W Lindauer
1412 Main Street Suite 500
Dallas, TX 75202

UNITED STATES BANKRUPTCY COURT

Northern DISTRICT OF Texas

Dallas Division

In Re. NB Hotels Dallas LLC

Case No. 22-30681

Debtor(s)

§
§
§
§☐ Jointly Administered**Monthly Operating Report**

Chapter 11

Reporting Period Ended: 07/31/2022

Petition Date: 04/18/2022

Months Pending: 3

Industry Classification:

7	2	1	1
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Reporting Method:

Accrual Basis ☒Cash Basis ☐

Debtor's Full-Time Employees (current):

64

Debtor's Full-Time Employees (as of date of order for relief):

68

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☐ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☒ Accounts receivable aging
- ☒ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Joyce W. Lindauer

Signature of Responsible Party

08/22/2022

Date

Joyce W. Lindauer

Printed Name of Responsible Party

Joyce W. Lindauer Attorney, PLLC

1412 Main Street, Suite 500, Dallas, TX 75202

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$1,087,964	
b. Total receipts (net of transfers between accounts)	\$866,642	\$3,285,641
c. Total disbursements (net of transfers between accounts)	\$1,164,562	\$2,519,080
d. Cash balance end of month (a+b-c)	\$790,045	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$1,164,562	\$2,519,080

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$7,008
b. Accounts receivable over 90 days outstanding (net of allowance)	\$7,356
c. Inventory (Book <input checked="" type="radio"/> Market <input type="radio"/> Other <input type="radio"/> (attach explanation))	\$7,500
d. Total current assets	\$74,632,989
e. Total assets	\$74,661,925
f. Postpetition payables (excluding taxes)	\$150,709
g. Postpetition payables past due (excluding taxes)	\$64,796
h. Postpetition taxes payable	\$119,528
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$270,237
k. Prepetition secured debt	\$59,885,670
l. Prepetition priority debt	\$13,004
m. Prepetition unsecured debt	\$1,141,135
n. Total liabilities (debt) (j+k+l+m)	\$61,310,046
o. Ending equity/net worth (e-n)	\$13,351,879

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$860,246	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$860,246	
d. Selling expenses	\$250,526	
e. General and administrative expenses	\$231,089	
f. Other expenses	\$287,450	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$0	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$91,181	\$232,540

Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

Part 5: Professional Fees and Expenses

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$0	\$0	\$0	\$0
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i			\$0	\$0	\$0	\$0
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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Debtor's Name NB Hotels Dallas LLC

Case No. 22-30681

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	c						
c.	All professional fees and expenses (debtor & committees)						

Part 6: Postpetition Taxes**Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$683	\$683
d.	Postpetition employer payroll taxes paid	\$39,046	\$138,461
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$119,528	\$119,528
g.	Postpetition other taxes paid (local, state, and federal)	\$122,584	\$217,659

Part 7: Questionnaire - During this reporting period:

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

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Part 8: Individual Chapter 11 Debtors (Only)

- | | | |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages | _____ | \$0 |
| b. Gross income (receipts) from self-employment | _____ | \$0 |
| c. Gross income from all other sources | _____ | \$0 |
| d. Total income in the reporting period (a+b+c) | _____ | \$0 |
| e. Payroll deductions | _____ | \$0 |
| f. Self-employment related expenses | _____ | \$0 |
| g. Living expenses | _____ | \$0 |
| h. All other expenses | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h) | _____ | \$0 |
| j. Difference between total income and total expenses (d-i) | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Nadir Badruddin

Signature of Responsible Party

President

Title

Nadir Badruddin

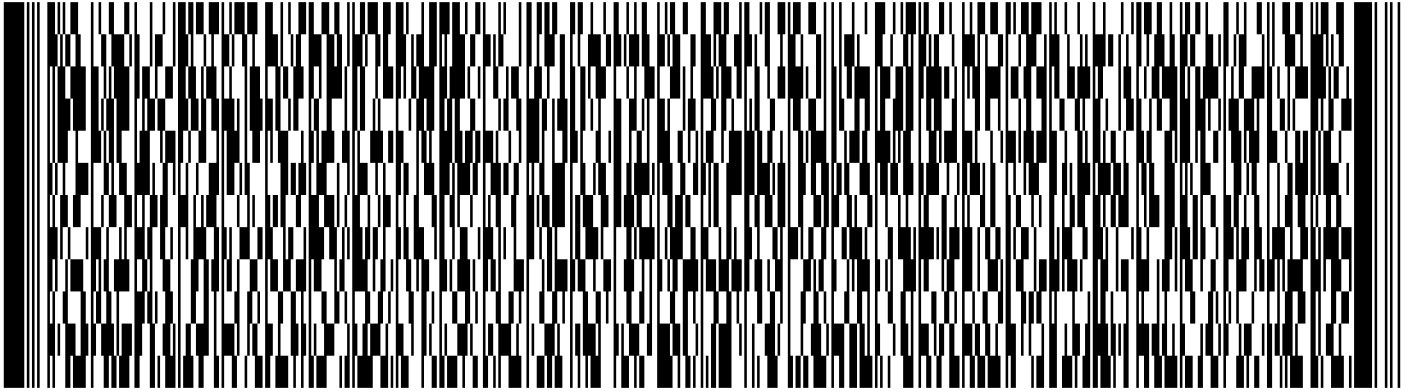
Printed Name of Responsible Party

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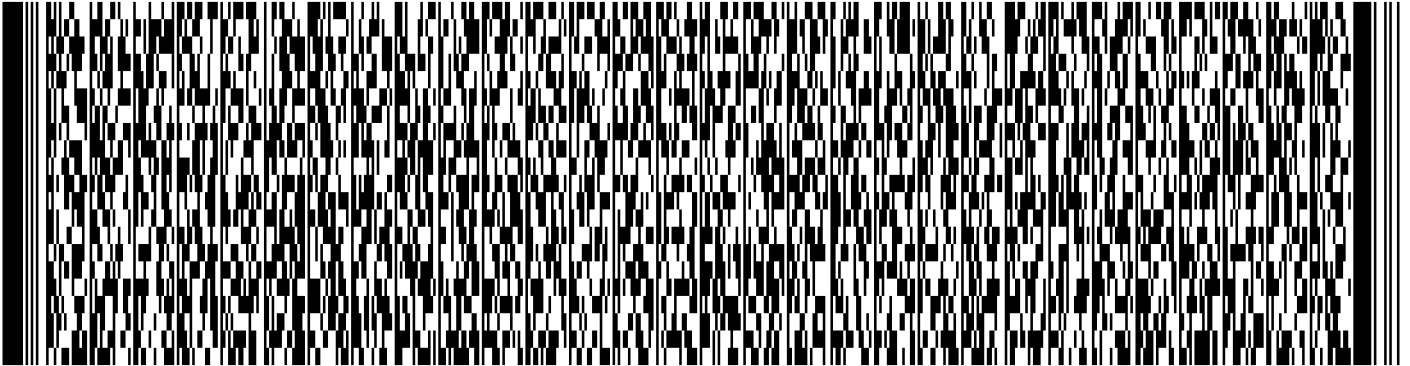
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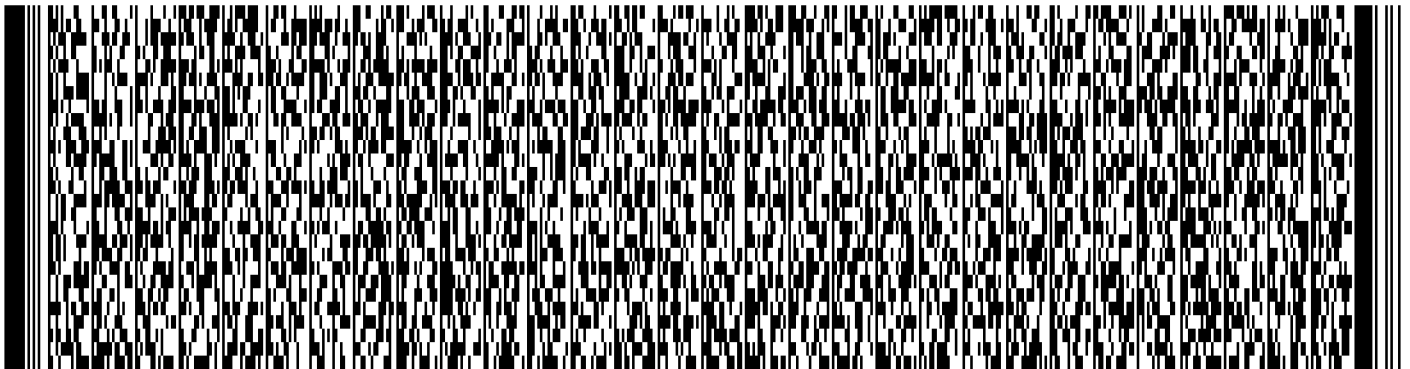
Case No. 22-30681



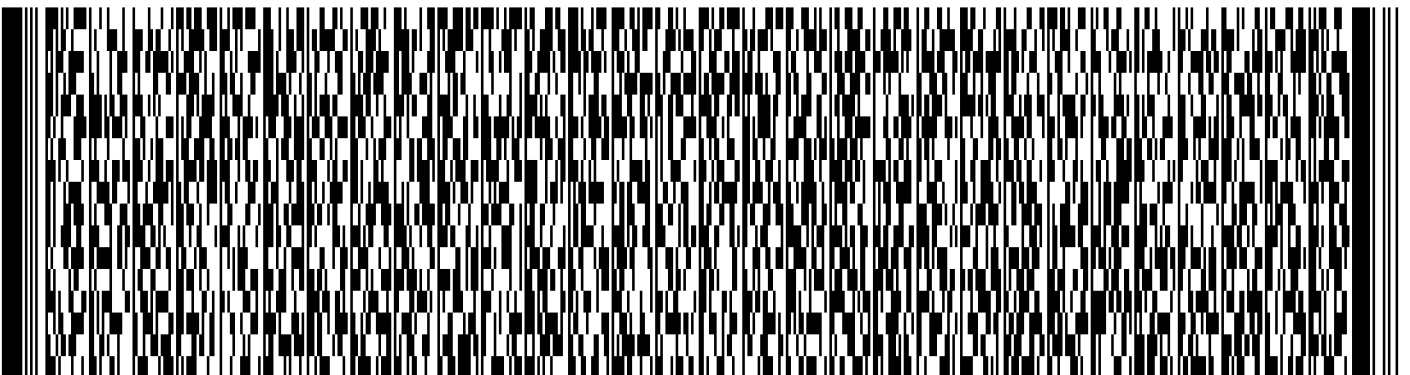
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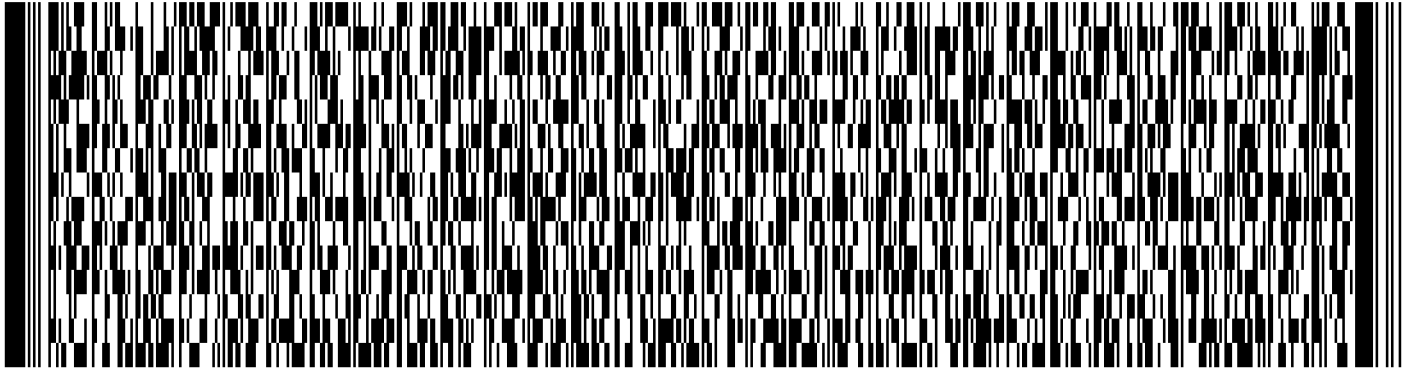
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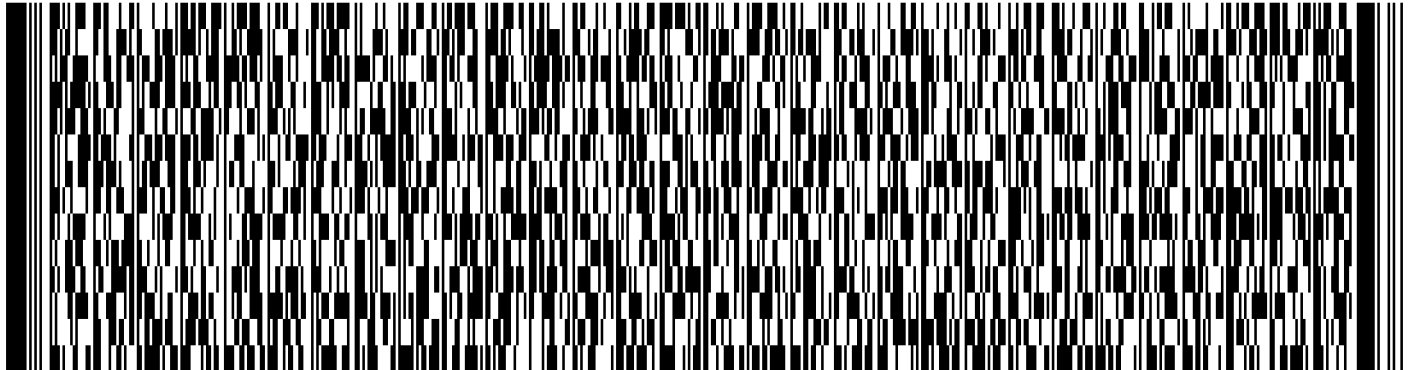
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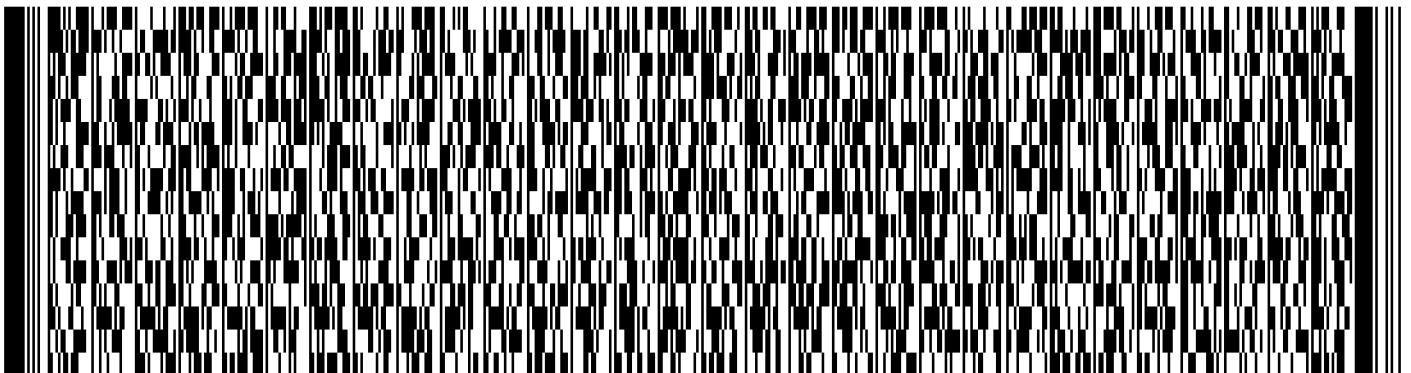
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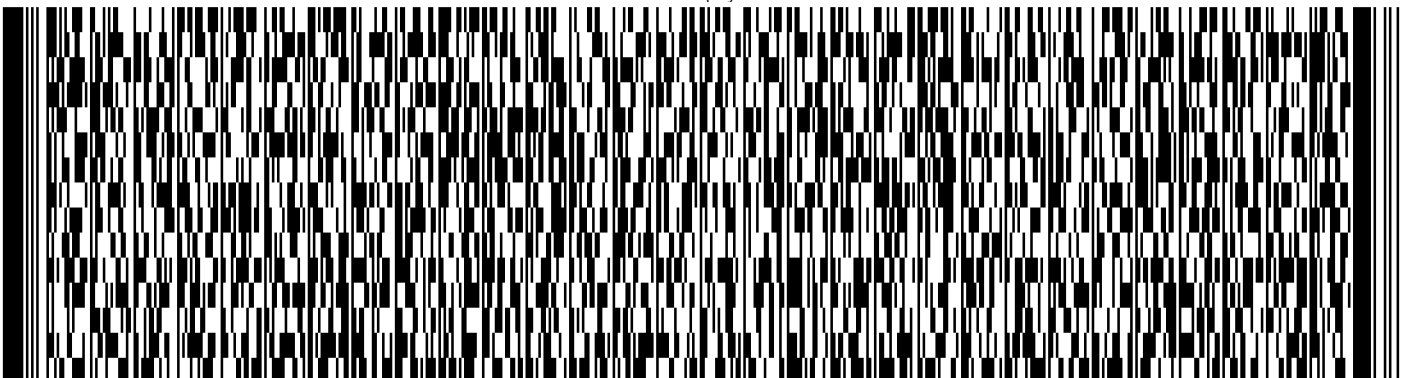
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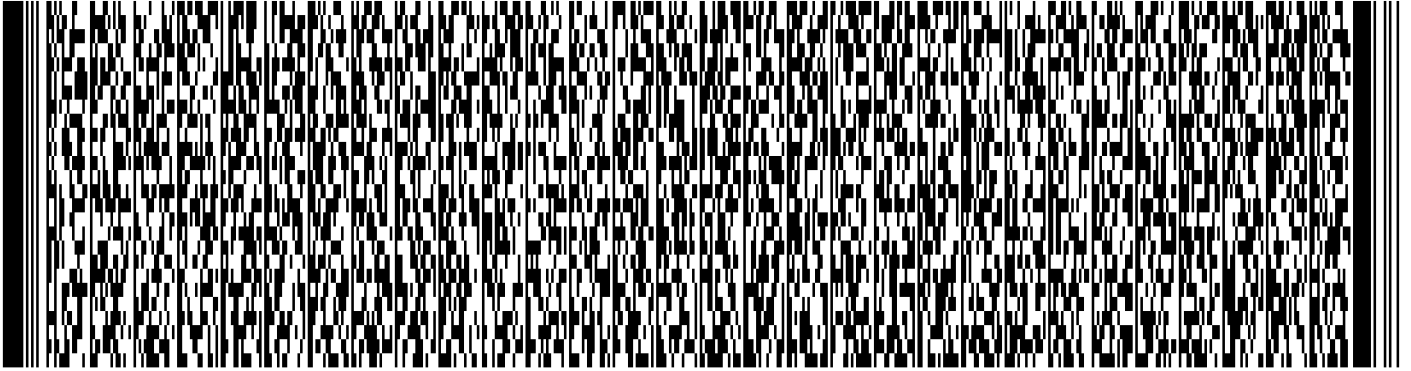
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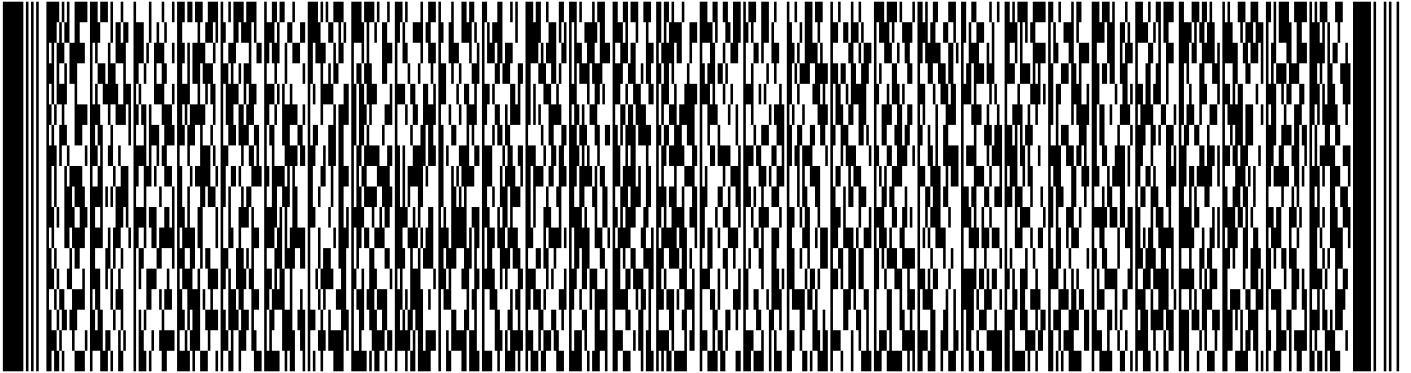
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